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PART IV

GOVERNMENT OF MEGHALAYA

DISTRICT COUNCIL AFFAIRS DEPARTMENT

ORDERS BY THE GOVERNOR

NOTIFICATIONS

The 22nd June, 2006.

No.DC.VII/GENL/353/92-06/10.—Under the provisions of Section 3 & 4 of the United Khasi Jaintia Hills District (Christian Marriage) Act, 1954 (Act No. 11 of 1954) read with section 9 of the Indian Christian Marriage Act, 1872, the Executive Committee of the Khasi Hills Autonomous District Council is pleased to grant License to the following Pastor belonging to the Bible Believing Church authorising each to grant certificate(s) of Marriage or Marriages between person(s) both of whom are Christian living within the Jurisdiction of the Khasi Hills Autonomous District Council subject however to Revocation at anytime as may be notified.

Sl. No. Name

1. Pastor Joshua Pyrbot.
2. Pastor Goldenstarfield Thabah.
3. Pastor Khrawbor Sing Syiemlieh.

A. SHANGPLIANG,

Secretary,

Executive Committee,

Khasi Hills Autonomous District Council,

Shillong.

The 22nd June, 2006.

No.DC.VII/GENL/61/97-06/25.—Under the provision of Section 3 & 4 of the United Khasi and Jaintia Hills District (Christian Marriage) Act, 1954 (Act No. 11 of 1954) read with Section 9 of the Indian Christian Marriage Act 1872, the Executive Committee, Khasi Hills Autonomous District Council is pleased to grant License to Pastor J. B. Sohkhet belonging to the Seventh Day Adventist Church authorising him to grant Certificate(s) of Marriage or Marriages between person(s) both of whom are Christian living within the Jurisdiction of the Khasi Hills Autonomous District Council subject however, to revocation at any time as may be notified.

A. SHANGPLIANG,

Secretary,

Executive Committee,

Khasi Hills Autonomous District Council,

Shillong.

The 26th May, 2006.

No.GDC-REV/1107/06/2448.—This is for general information of all concerned that the Executive Committee of Garo Hills Autonomous District Council has decided to enhance the rates of land revenues and other fees in the whole district of Garo Hills for next Settlement period of 10 (ten) years, the term which has expired on the 31st March, 2006 and hence the enhanced rates of revenue and other fees approved by the executive Committee on the 27th March, 2006 with extension of the term of settlement upto August, 2006. This new rates shall come into force with effect from the 1st September, 2006 for next Settlement period. The interested person(s) if necessary, may contact the Undersigned or the Revenue Officer during office hour within thirty days from the date of issuance of this notification.

T. K. MARAK,
Secretary,
Executive Committee,
Garo Hills Autonomous District Council, Tura.

GARO HILLS AUTONOMOUS DISTRICT COUNCIL, TURA
RE-ASSESSMENT OF LAND REVENUE, 2006.

PART - 1

Whereas it is expedient to make re-assessment of land revenue and other fees in the entire districts of the Garo Hills Autonomous District Council for the next settlement period of 10 (ten) years as the term of existing period of settlement is expiring on 31st March, 2006.

Now, therefore, the rates of Land Revenue and other fees are re-assessed for the next 10 (ten) years and approved by the Executive Committee, Garo Hills District Council, Tura with some corrections and modifications in the rates of land revenues and other fees in its meeting on 27th of March, 2006.

Definitions:- Lands falling within the entire Garo Hills are classified as below for the purpose of assessment and enhancement of the rates of revenues:-

GRADE 'A'

TURA TOWN LANDS

- (i) **1st Class Trade Sites:-** Lands falling within the commercial areas of Tura Municipal Areas within the distance of $1\frac{1}{2}$ chains or 30m. from the edge of the PWD Roads.
- (ii) **2nd Class Trade Sites:-** All other lands falling within the Tura Municipal Areas within the distance of 2 chains or 40m. from the Class Trade Sites.
- (iii) **3rd Class Trade Sites :-** All other lands situated within the distance of 2 chains or 40 m. from the 2nd Class Trade Sites within the Tura Municipal Areas.

GRADE 'B'

RESIDENTIAL SITES

- (i) **1st Class Homestead:-** All lands other than the lands mentions above in Grade 'A' falling within the Tura Municipal Areas within the distance $1\frac{1}{2}$ or 30m from the local roads.
- (ii) **2nd Class Homestead:-** All other lands situated within the distance of 2 chains or 40m. from the 1st Class Homestead within Tura Municipal Areas.
- (iii) **3rd Class Homestead:-** All lands situated within the distance of 2 chains or 40 m. from the distance of Tura Municipal Areas.

GRADE 'C'**OTHER TOWN LANDS**

- (i) **1st Class Trade Sites:-** All lands falling within the distance of $1\frac{1}{2}$ chains or 30m. from the edge of the PWD Roads within Williamnagar Municipal areas and Baghmara Municipal areas.
- (ii) **2nd Class Trade Sites:-** All lands situated within the distance of 2 chains or 40m. from the above mentioned 1st Class Trade Sites.
- (iii) **3rd Class Trade Sites:-** All other lands falling within the distance of $2\frac{1}{2}$ chains or 50m. from the above 2nd Class Trade Sites.

GRADE 'D'**OTHER TRADE SITES**

- (i) **1st Class Trade Sites:-** All other lands falling within the distance of $1\frac{1}{2}$ chains or 30m. from the edge of PWD Roads within the important commercial bazar areas like Garobadha Bazar areas, Selsella, Singgimari, Hallidayganj, Rajaballa, Phulbari, Chibenang, Tikrikilla, Raksamgre, Dadenggre, Betasing, Zikzak, Kalaichar, Ampati, Mohendraganj, Jangrapara, Porakhasia, Kherapara, Barengapara, Gasuapara, Dimapara, Diminikura, Sibbari, Rongara, Moheskola, Mahadeo, Rongram, Jengjal, Rari, Gokol, Bajengdoba, Rongsak, Samanda, Songsak, Mendipathar, Damas, Thapa, Kharkutta, Rongmil, A-dokgre, Gabil, Spikol, Rome-Agal, Wa-geasi, Gairong, Bangabata, Mangsang, Gairong, Nangapa Dagal, Rongjeng and Nongalbibra bazar areas.
- (ii) **2nd Class Trade Sites:-** All lands situated within the distance of 2 chains or 40 m from the above mentioned 1st Class Trade Sites.
- (iii) **3rd Class Trade Sites :-** All other lands falling within the distance of $2\frac{1}{2}$ chains or 50 m from the 2nd Class Trade Sites.

GRADE 'E'**GARDENS**

All lands used for agriculture and gardening in all districts of Garo Hills.

GRADE 'F'**TEA LANDS**

All lands taken up for plantation/cultivation of tea and for purpose ancillary thereto in the tea Estates in all districts of Garo Hills.

GRADE 'G'**FISHERY LANDS**

All lands which are originally settled as land and later on used it as fishery within all districts of Garo Hills.

GRADE 'H'**RURAL AREA LANDS**

- (i) **1st Class Homestead:-** All lands within all district of Garo Hills with the valuable fruit bearing trees etc. and with better facilities of communications and easy accessibilities to the markets of Garo Hills.
- (ii) **2nd Class Homestead:-** All lands situated within all districts of Garo Hills with valuable fruit bearing trees etc. and with good facilities of communications and accessibilities to the markets of Garo Hills.
- (iii) **3rd Class Homestead:-** All other lands falling within all districts of Garo Hills with some valuable fruit bearing trees etc. and with some facilities of communication to the markets of Garo Hills.

GRADE 'I'**AGRICULTURE LANDS**

- (i) **Rupit:-** All lands which can be cultivated through out the year (Wachi A-rak gamna man-gipa a-a).
- (ii) **Foringati :-** All lands which can be cultivated during the rainy season (Wachio gamna man-gipa a-a) only.

A-KINGLAND AT MARKET VALUE

All lands falling within the a-kingland of Nokma only for the purpose of acquisition of land.

ANNUAL RENT

For the purpose of assessment of land revenue, the Annual Rent refers the gross annual rent at which the land may be reasonably expected to lease and determined relating the annual value of the sites.

GRADE 'J'**HOUSE TAX**

House Tax is a tax which is levied in lieu of land revenue on each family or house.

PART - 2

Rates of Land Revenue are as follows :-

GRADE 'A'**TURA TOWN LANDS**

	<u>Existing rates</u> (Per Bigha	<u>or</u>	<u>Proposed rates</u> 1337.8 Sqm)
(i) 1st Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.12,000/-)	360.00		600.00
(ii) 2nd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.10,200/-)	60.00		500.00
(iii) 3rd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.8,400/-)	-		400.00

GRADE 'B'**RESIDENTIAL SITES**

(i) 1st Class Homestead (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.3,600/-)	60.00	180.00
(ii) 2nd Class Homestead (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.2,400/-)	50.00	120.00
(iii) 3rd Class Homestead (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.1,200/-)	40.00	80.00

GRADE 'C'**OTHER TOWN LANDS**

	<u>Existing rates</u>	<u>Proposed rates</u>
	<u>(Per Bigha</u> <u>or</u> <u>1337.8 Sqm)</u>	
(i) 1st Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.6,000/-)	10.00	300.00
(ii) 2nd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.4,800/-)	-	250.00
(iii) 3rd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.2,400/-)	-	125.00

GRADE 'D'**OTHER TRADE SITES**

(i) 1st Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.4,800/-)	-	240.00
(ii) 2nd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.3,600/-)	-	180.00
(iii) 3rd Class Trade Site (5% of Annual Value per Bigha or 1337.8 Sqm. Rs.2,400/-)	-	120.00

GRADE 'E'**AGRICULTURE LANDS/GARDENS**

(i) Garden	-	60.00
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GRADE 'F'**TEA LANDS**

(i) Tea Land	-	80.00
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GRADE 'G'**FISHERY LANDS**

(i) Fishery Land	-	120.00
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GRADE 'H'**RURAL AREA LANDS**

(i) 1st Class Homestead	-	20.00
(ii) 2nd Class Homestead	-	15.00
(iii) 3rd Class Homestead	-	10.00

GRADE 'I'**AGRICULTURE LANDS**

	<u>Existing rates</u>		<u>Proposed rates</u>
	<u>(Per Bigha</u>	<u>or</u>	<u>1337.8 Sqm)</u>
(i) Rupit	5.00		20.00
(ii) Foringati	3.00		15.00

PART - 3

The rates of Settlement Fees and other fees are as below :-

GRADE 'A'**TURA TOWN LANDS**

(i) 1st Class Trade Sites	-	300.00
(ii) 2nd Class Trade Sites	-	200.00
(iii) 3rd Class Trade Sites	-	100.00

GRADE 'B'**RESIDENTIAL SITES**

(i) 1st Class Homestead	-	100.00
(ii) 2nd Class Homestead	-	75.00
(iii) 3rd Class Homestead	-	60.00

GRADE 'C'**OTHER TRADE SITES**

(i) 1st Class Trade Sites	-	150.00
(ii) 2nd Class Trade Sites	-	100.00
(iii) 3rd Class Trade Sites	-	75.00

GRADE 'D'**OTHER TRADE SITES**

(i) 1st Class Trade Sites	-	100.00
(ii) 2nd Class Trade Sites	-	90.00
(iii) 3rd Class Trade Sites	-	80.00

GRADE 'E'**AGRICULTURE LANDS/GARDENS**

(i) Garden	-	70.00
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GRADE 'F'**TEA LANDS**

(i) Tea Land	-	70.00
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GRADE 'G'**FISHERY LANDS**

	<u>Existing rates</u>		<u>Proposed rates</u>
	<u>(Per Bigha</u>	<u>or</u>	<u>1337.8 Sqm)</u>
(i) Fishery Land	-		60.00

GRADE 'H'**RURAL AREA LANDS**

(i) 1st Class Homestead	-	50.00
(ii) 2nd Class Homestead	-	45.00
(iii) 3rd Class Homestead	-	40.00

GRADE 'I'**AGRICULTURE LANDS**

(i) Rupit	30.00	60.00
(ii) Foringati	25.00	50.00

GRADE 'J'**HOUSE TAX**

(i) House Tax	10.00	20.00
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OTHER FEES

(i) No Objection Certificate	50.00	200.00
(ii) Land Valuation Certificate		
(a) upto 5 Lakhs	50.00	200.00
(b) upto 10 Lakhs	50.00	300.00
Above 10 Lakhs and additional amount of Rs. 50/- per lakh.		
(iii) Jamabandi Copy (each Patta)	30.00	100.00
(iv) Duplicate Patta (each Patta)	50.00	200.00
(v) Tracemap		
(a) upto 5 Bighas	50.00	200.00
(b) upto 20 Bighas	-	300.00
(c) upto 50 Bighas	-	500.00
Above 50 bighas an additional amount of Rs. 25/- per bigha.		
(vi) Re-classification Fee		
(a) upto 5 Bighas	-	200.00
(b) upto 20 Bighas	-	300.00
(c) upto 50 Bighas	-	500.00
Above 50 bighas an additional amount of Rs. 25/- per bigha.		

	<u>Existing rates</u> (Per Bigha	<u>or</u>	<u>Proposed rates</u> 1337.8 Sqm)
(vii) Mutation Fee			
(a) Purchase:- 5% of the Purchase Value or Land Value whichever is highest.			
(b) Gift :- 2.5% of the Land Value.			
(c) Inheritance (each patta)	150.00		250.00
(viii) Settlement with conversion Fees:- Double Premium in all cases.			
(ix) (a) Local Rates	5.00		10.00
(b) T. B. Revenue	25%		30%
(x) Re-settlement with Conversion Fees:-Double Premium excluding Local Rates and T. B. Revenue.			
(xi) Conversion Fees:- Single Premium.			
(xii) Demarcation Fees.			
(a) upto 5 Bighas	100.00		500.00
(b) upto 20 Bighas	150.00		1,000.00
(c) upto 50 Bighas	200.00		1,500.00
Above 50 bighas an additional amount of Rs. 50/- per bigha.			
(xiii) Re-demarcation Fees:-50% of the above Demarcation Rates.			
(xiv) Complaint Petition (for any enquiry)	-		200.00

PART - 4

The rates of land valuation with detail classifications of lands as follows:-

GRADE 'A'

TURA TOWN LANDS

(i) 1st Class Trade Sites	1,50,000.00	4,00,000.00
(ii) 2nd Class Trade Sites	1,20,000.00	3,50,000.00
(iii) 3rd Class Trade Sites	80,000.00	3,00,000.00

GRADE 'B'

RESIDENTIAL SITES

(i) 1st Class Homestead	80,000.00	2,00,000.00
(ii) 2nd Class Homestead	60,000.00	1,50,000.00
(iii) 3rd Class Homestead	40,000.00	1,00,000.00

GRADE 'C'

OTHER TOWN LANDS

(i) 1st Class Trade Sites	1,00,000.00	2,50,000.00
(ii) 2nd Class Trade Sites	60,000.00	2,00,000.00
(iii) 3rd Class Trade Sites	-	1,50,000.00

GRADE 'D'
OTHER TRADE SITES

	<u>Existing rates</u> (Per Bigha	or	<u>Proposed rates</u> 1337.8 Sqm)
(i) 1st Class Trade Sites	50,000.00		1,50,000.00
(ii) 2nd Class Trade Sites	-		3,50,000.00
(iii) 3rd Class Trade Sites	-		1,00,000.00

GRADE 'E'
AGRICULTURE LANDS/GARDENS

(i) Garden	-	60,000.00
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GRADE 'F'
TEA LANDS

(i) Tea land	-	1,80,000.00
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GRADE 'G'
FISHERY LANDS

(i) Fishery land	-	1,00,000.00
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GRADE 'H'
RURAL AREA LANDS

(i) 1st Class Homestead	40,000.00	80,000.00
(ii) 2nd Class Homestead	25,000.00	60,000.00
(iii) 3rd Class Homestead	10,000.00	40,000.00

GRADE 'I'
AGRICULTURE LANDS

(i) Rupit	30,000.00	60,000.00
(ii) Foringati	25,000.00	50,000.00
(iii) A-kingland	25,000.00	40,000.00

A-KINGLAND AT MARKET VALUE

(i) A-kingland at Market value -	-	70,000.00
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PART - 5

THE RATES OF VALUATION OF PER FRUIT BEARING TREES ETC.

	<u>Existing rates</u>	<u>Proposed Rates</u>			
		<u>Matured</u>	<u>Immatured upto years</u>		
1. Betelnut tree	800.00	1,000.00	300.00	-	5
2. Jackfruit tree	1,000.00	2,500.00	500.00	-	7
3. Mango tree	1,000.00	2,000.00	400.00	-	7
4. Orange tree	600.00	700.00	250.00	-	5
5. Tamarind tree	1,000.00	1,500.00	400.00	-	7
6. Pameloo tree	500.00	550.00	250.00	-	5
7. Litchi tree	800.00	1,000.00	300.00	-	5
8. Cashewnut tree	700.00	1,000.00	400.00	-	3

	<u>Existing rates</u>	<u>Proposed Rates</u>			
		<u>Matured</u>	<u>Immatured upto years</u>		
9. Tezpat tree	1,000.00	1,200.00	500.00	-	7
10. Sal tree	1,000.00	3,000.00	1,000.00	-	10
11. Other Non-sal tree	500.00	1,000.00	300.00	-	10
12. Teak tree	1,000.00	3,000.00	1,000.00	-	10
13. Dalchini tree	600.00	800.00	200.00	-	7
14. Dates/Khejur tree	300.00	500.00	50.00		
15. Sajana tree	200.00	600.00	100.00		
16. Guava tree	200.00	300.00	100.00	-	7
17. Lemon tree	200.00	500.00	100.00	-	7
18. Coffee tree	100.00	100.00	30.00	-	3
19. Plum tree	500.00	600.00	150.00	-	7
20. Pear tree	500.00	600.00	150.00	-	7
21. Papaya tree	50.00	200.00	100.00		
22. Tea	50.00	100.00			
23. Pomegranade tree	50.00	200.00	50.00	-	3
24. Black Peper	50.00	200.00			
25. Pineapple	6.00	10.00			
26. Betel Leaf	500.00	600.00			
27. Banana Leaf	50.00	100.00			
28. Gamari, Titachap, Sisu trees	800.00	2,000.00	800.00	-	10
29. Rubber tree	700.00	1,000.00	300.00	-	6
30. Agro tree	500.00	1,000.00			
31. Peach (Pispol) & other fruit bearing trees	50.00	100.00			
32. Kering tree	50.00	100.00			
33. Borua Bamboo	30.00	80.00			
34. Jati Bamboo	20.00	60.00			
35. Wa-bok Bamboo	15.00	20.00			
36. Wa-tesa Bamboo	8.00	10.00			
37. Wa-dro Bamboo	5.00	10.00			
38. Wa-kanta Bamboo	15.00	25.00			
39. Wa-tre Bamboo	2.00	5.00			
40. Jatropha	-	100.00			
41. Mulberry (Koronda)	30.00	50.00			
42. Rice (one stock)	5.00	6.00			
43. Com/Millet	1.00	2.00			
44. Chilli/Brinjal	5.00	6.00			
45. Creeppers	10.00	20.00			
46. Tapioca	10.00	15.00			
47. Cotton	3.00	5.00			
48. Ginger/Holdi/Elaichi	2.00	5.00			

H. A. SANGMA,

Revenue Officer

Garo Hills Autonomous District Council, Tura.